



Department of Real Property Management

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Randy Tarr, Director • Carel Carter, Assistant Director

June 4, 2009

Mr. Ben Sticka
CITY OF LAS VEGAS
PLANNING DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101

**RE: ZONE CHANGE, SPECIAL USE PERMIT AND SITE DEVELOPMENT PLAN
REVIEW REQUEST FOR PROPERTY LOCATED AT 1823 W. CHARLESTON
BOULEVARD & 1128 SHADOW LANE**

Dear Mr. Sticka:

Clark County, on behalf of the property owner, respectfully requests your approval to rezone two parcels, consisting of 2.93 acres, from R-E (Rural Estates) to PR (Professional Office). These two parcels are located South of Charleston Boulevard and West of Shadow Lane. Both properties fall within the O (Office) land use category therefore, this request conforms to the existing master plan for the area.

At this time, the County intends to develop this property as a 24-hour overflow parking lot for the University Medical Center. As depicted on the site plan, approximately 268 parking spaces are being proposed on this site.

Although the parking facility is a permitted use within the PR zoning category, the request for 24 hour usage requires approval of a Special Use Permit application. The hours are necessary to coincide with the operation of the medical facility.

Perimeter block walls will be constructed to provide an appropriate buffer between the residential and commercial uses. All landscaping and residential adjacency standards have been satisfied as required by code.

The property located at 1823 W. Charleston Boulevard, which was previously a mobile home park, remains vacant. The residential house located at 1128 Shadow Lane may be utilized temporarily as office space until demolition is deemed necessary.

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ZON-34775
07/23/09 PC

If you have any questions or comments, please feel free to contact me at (702) 455-6462.

Sincerely,
Clark County
Department of Real Property Management



Randall J. Tarr,
Director

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